

Clarksville Pike Urban Design Overlay

Community Meeting #3

Council Member Nick Leonardo (District 01)

Metro Planning Staff

Agenda

- Meeting #2 Summary
- SR 112 (Clarksville Pike) Widening and UDO Access Standards
- UDO Compliance and Development Review Process
- Timeline & Next Steps

Meeting #2 Summary

What is a UDO?

1. A Zoning tool that requires specific design standards for development in a given area.
2. UDO design standards ***do not replace the base zoning*** but have the same force and effect as base zoning.
3. Protects the pre-existing character or creates a new character in a given area.



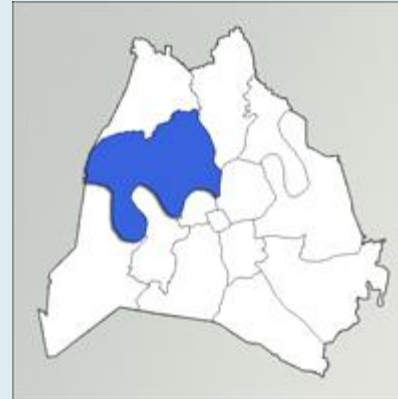
Meeting #2 Summary

Purpose of UDO

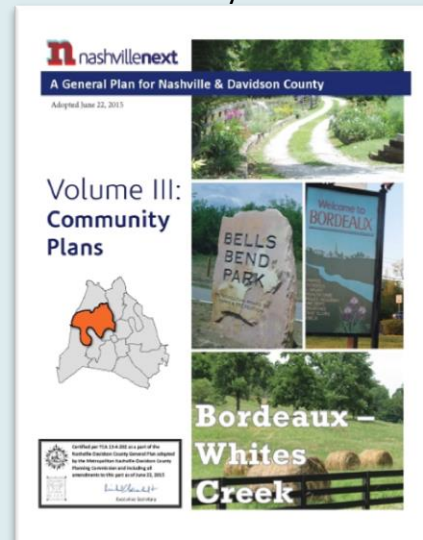
“The UDO provides

***a framework for a consistent
development pattern***

& a harmonious streetscape
along Clarksville Pike that is
both high quality and
pedestrian friendly.”



Bordeaux-Whites Creek
Community Plan area



Development scenarios from
2004 Clarksville Pike DNDP

Meeting #2 Summary

UDO Name Related to:

- Community area, i.e. Bordeaux
- Permanent feature, i.e. Road Intersection
- Community landmarks, i.e. Park
- Historical, i.e. Person or Event
- Other

Email suggestions to: **singeh.saliki@nashville.gov**

Meeting #2 Summary

What Does a UDO Regulate?

- Building Design**
 - Building mass, orientation, and placement
 - Architectural Design
- Site Design**
 - Site & Landscaping Design
 - Streetscape Elements
 - Access, Parking, Service & Loading Design
 - Signage

Building Types Established:

Residential

- Single-family house, Duplex, Townhouse, Apartments

Mixed-Use or Non-Residential

- Mixed-use, Commercial, Office

Civic

- For community use or benefit by governmental, cultural, educational, public welfare, or religious organization

Proposed Bulk Standards

Development Standard	Residential: One- & Two-Family	Residential: Multifamily ⁷	Mixed-Use or Non-Residential	Civic
Build-to Zone ^{1, 2, 3}	20' Min – 40' Max	10' Min – 20' Max	5' Min – 20' Max	
Side Setback ⁴	Per base Zoning; Townhouse end units 5' Min		Per base Zoning	5' Min
Rear Setback ⁵	Per base Zoning			
Minimum Façade Width	50% of buildable lot frontage; 50' Min if lot frontage greater than 100'			
Maximum Building Height ⁶	3 stories in 45 feet			
Raised Foundation on Front Façade	1.5' Min – 3' Max		N/A	
Minimum First Floor Height	N/A		One story bldg.: 16' Min Multi-story bldg.: 14' Min	

SR 112 (Clarksville Pike) Widening and UDO Access Standards

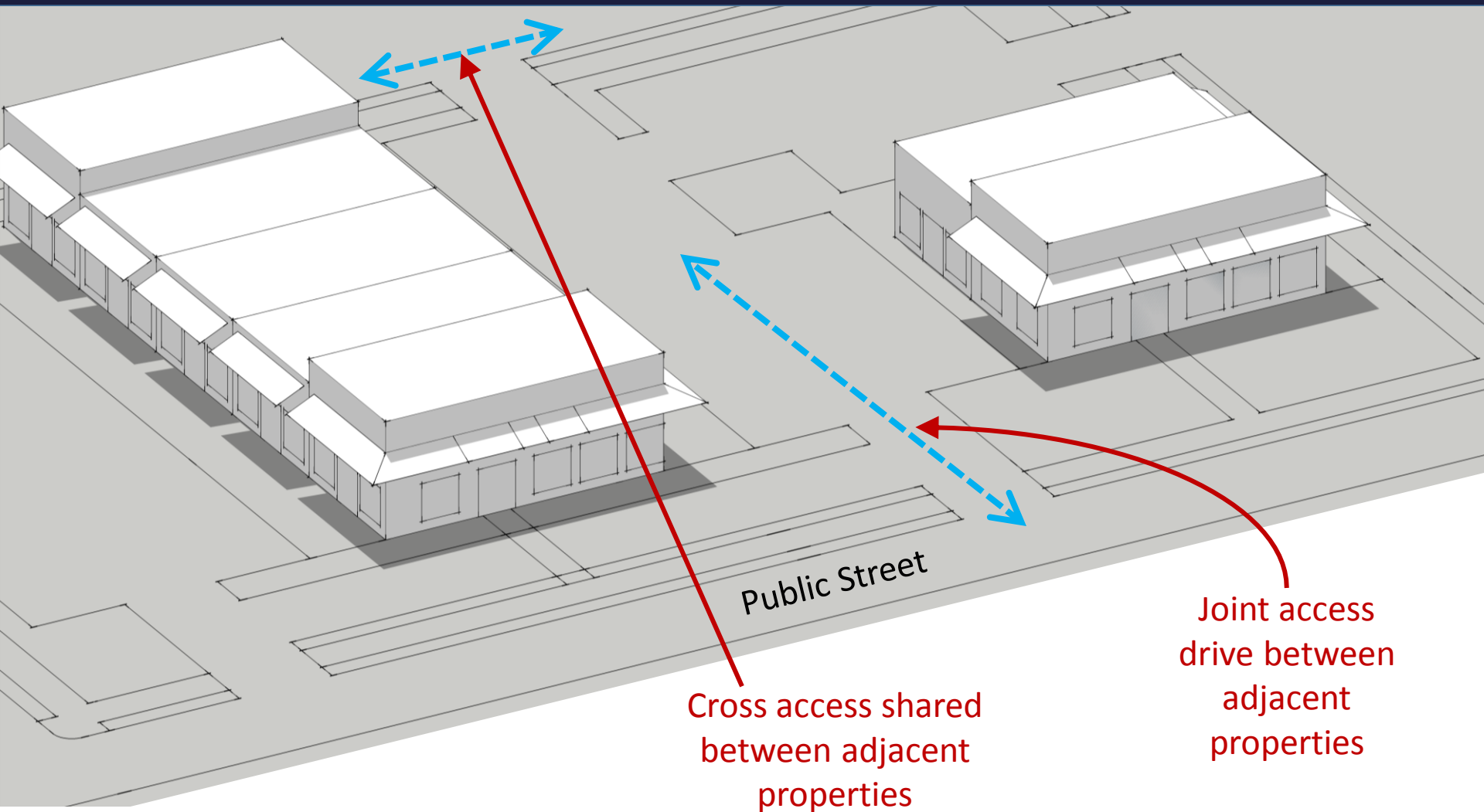
SR 112 Widening

- Clarksville Pike is a State Road (SR 112)
- TDOT widening project from 2 lanes to 4 lanes, center turn lane, bike lanes, and sidewalks
- Contact TDOT for more info on the road project

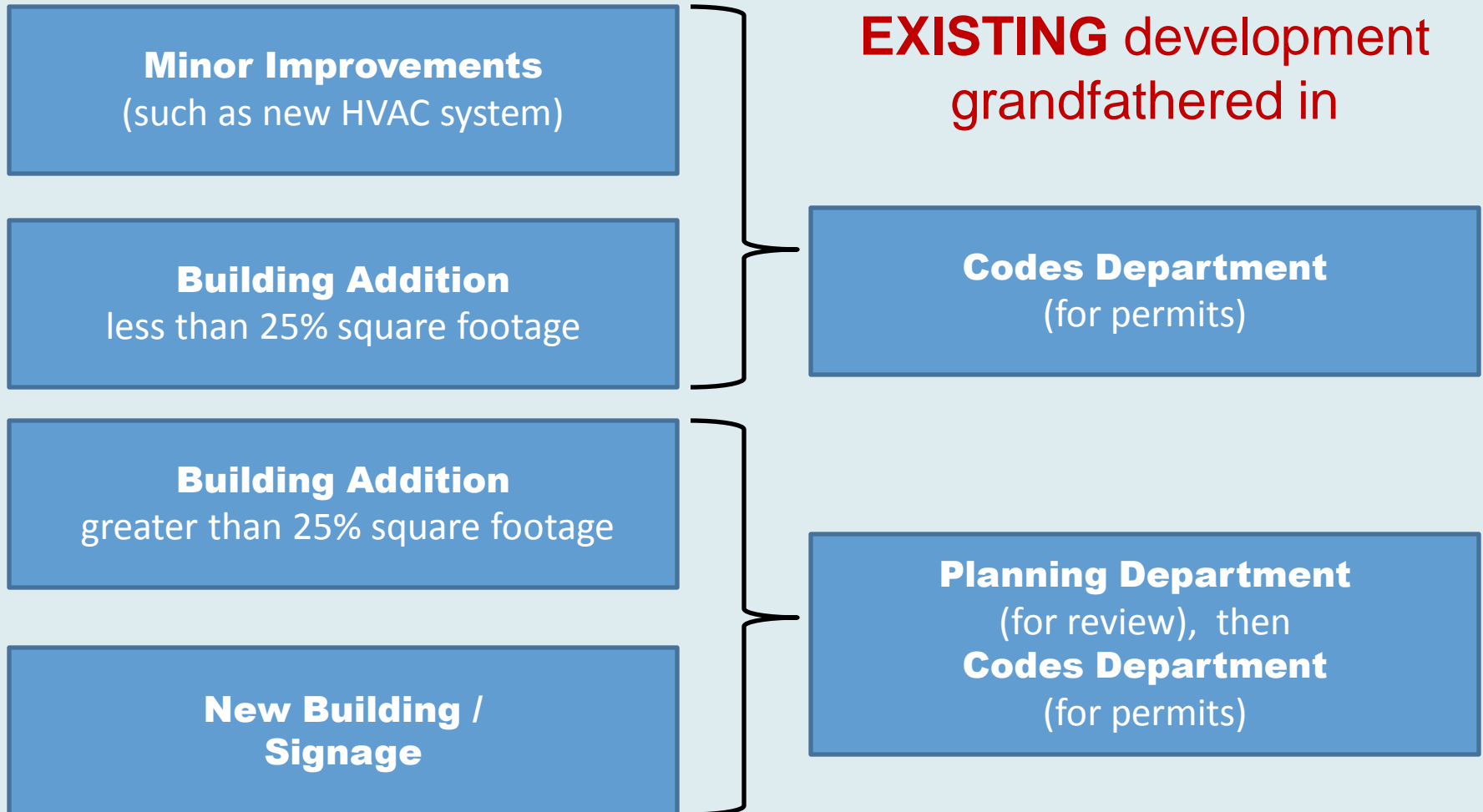
UDO Access Standards

- **NO** impact on road widening project or on **EXISTING** access points
- For **FUTURE** development, cross access and joint access required

Cross Access and Joint Access



UDO Compliance & Development Review Process



UDO Compliance & Development Review Process

Modifications (or variances) to the UDO standards may be considered as follows:

Minor (deviation less than 20% from numerical standard) — **Planning Staff reviews and approves administratively** (w/o Public Hearing)

Example: UDO required façade width is 100 feet but project proposes 90 feet, which is a 10% difference

Major (deviation over 20% from numerical standard, non-numerical standard, or sign standard) — **Planning Commission reviews and approves in a Public Hearing**

Example: UDO required façade width is 100 feet but project proposes 60 feet, which is a 40% difference

Timeline & Next Steps

Draft UDO Document – April / May

New UDO Application Submitted – Per CM Leonardo

Metro Planning Commission – Tentative Early Summer

Metro Council – Tentative Late Summer

Contact: Singeh Saliki

Singeh.Saliki@Nashville.gov

(615.862.7165)

For more information, visit <http://www.nashville.gov/Planning-Department.aspx>

